

*Late Item #2.  
IWWA - Oct. 5, 2016*

Ronald A. Webber  
4 Brookside Ridge  
Farmington, CT 06032

September 29, 2016

Town of West Hartford  
Mr. Kevin Ahern, Chairman  
Planning and Zoning Commission/  
Inland Wetland and Watercourses Agency  
50 South Main Street  
West Hartford, CT 06107-7400

Re: 200 Newington Road (a/k/a 190 Newington Road) (IWW - #1018)

Dear Mr. Ahern:

Attached is a copy of your December 11, 2014 letter granting conditional approval for the above referenced property. As we have sold the subdivided lot, we request that this conditional approval be transferred to the new owner, Frank Citino of 387 Wells Rd. Wethersfield CT 06109 He holds the title under his name (i.e., Frank Citino). His email address is renovator9@att.net and his telephone number is (860) 982-1915.  
Thank you.

Sincerely,

  
Ronald Webber

4 Brookside Ridge  
Farmington, CT 06032  
(860) 983-3639  
webber-ron@comcast.net



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**INLAND WETLAND AND  
WATERCOURSES AGENCY**

**CERTIFIED MAIL**

December 11, 2014

Ronald Webber  
4 Brookside Ridge  
Farmington, CT 06032

**SUBJECT: 200 Newington Road – IWW #1018**

Dear Mr. Webber:

At its regular meeting of Monday, December 1, 2014, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetland and Watercourses Agency, gave consideration to the following item:

**200 Newington Road** – Application (IWW #1018) of Ronald Webber, Applicant requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Jacobs Brook). The applicant proposes to construct an approximately 1,400 sf single family home along with associated site improvements. Site improvements include grading, paved driveway and removal of three (3) mature trees. The entire site is located in the 150' regulated upland review area. (Submitted for IWWA receipt on November 3, 2014. Determined to be potentially significant and set for public hearing on December 1, 2014.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **majority vote ( 4-1 )** (Motion/Prestage; Second/Daniels) ( Gillette seated for Freeman) (Daniels voted “no”) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit to be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

**200 NEWINGTON ROAD**  
**INLAND WETLAND APPLICATION IWW #1018**  
**COMPLIANCE WITH SECTION 10.2 and 10.4**  
**STANDARDS AND CRITERIA FOR DECISION**

The request to conduct certain regulated activities at 200 Newington Road in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1018** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:



- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel of land is located 200 Newington Road.

This permit is issued and made subject to the following conditions:

- 1) Plans of record are incorporated by reference in this permit as fully set forth herein.
- 2.) Town Engineering Division shall receive copies of all material received by IWWA and DEEP.
- 3.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements.
- 4.) There shall be an area of no disturbance eight (8) feet out from identified wetlands flags 3A through 6A. This area shall be demarcated with silt fence and orange construction fence prior to the start of any site disturbance.
- 5.) Upon completion of site work, a ten (10) foot buffer from identified wetlands flags 3A through 6A shall be established and shall at all times be plainly marked by permanent signs or by an equivalent, permanent marking system designating the area as protected conservation area. A suitable reference which will alerts purchasers of this lot to this restricted area shall appear on the deed.
- 6.) This IWWA permit approval shall be stripped onto the final set plan.

#### **SPECIAL SITE DEVELOPMENT AND EROSION CONTROL CONDITIONS**

An integral requirement of this approval is the early installation and construction of all drainage facilities, and all needed erosion and sedimentation control measures. Prior to the start of any construction, related to on-site improvements, site grading or unit construction, the applicant shall install the needed protective measures and shall continuously maintain such throughout the construction process. The requirement of Article VIII, at Section 177-60 through 177-67 of the Code of Ordinances related to Erosion and Sedimentation Control shall govern all site construction activity.

In addition to the above basic requirements, this permit is issued and made subject to the following conditions:

**Cc:** Mark McGovern, Director of Community Services  
Essie Labrot, Town Clerk  
Todd Dumais, Town Planner  
Joseph O'Brien, Corporation Counsel  
Duane Martin, Town Engineer  
Brian Pudlik, Zoning Enforcement Officer  
Brian McCarthy, Conservation and Environment Commission  
Department of Energy & Environmental Protection  
Subject IWW File

**U:** sd/TPZ/decisionletter/2014/NewingtonRd200\_dec14